

ANDERSON CENTRAL

629-651 Hwy 28 Bypass, Anderson, SC 29624



SPACE AVAILABLE | 3,200 & 3,440 SF

PROPERTY HIGHLIGHTS

- One of the most popular Walmart stores in the market, with 2.5 million visitors per year
- Expansive parking with 300 surface spaces
- Prominent monument signage with panels available
- Signalized access on Hwy 28 bypass, which carries over 20,000 vehicles per day
- Anderson, SC is located midway between Charlotte and Atlanta along I-85, approximately 30 miles south of Greenville, SC
- Michelin, Bosch, and Arthrex are large employers who have moved into the area, contributing to its growth

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Ackerman Retail
A DIVISION OF ACKERMAN & CO

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| STE | TENANT | SF |
|----------|---------------------|---------|
| 651 | WALMART | 183,211 |
| 647 | AVAILABLE | 3,200 |
| 645-A | KINSMITH FINANCIAL | 1,600 |
| 645-2 | CALI TOBACCO & VAPE | 1,600 |
| 645-1 | ATL WING & DELI | 1,600 |
| 641 | DOLLAR TREE | 9,947 |
| 639-A | CRICKET WIRELESS | 1,600 |
| 635A-639 | CENTERWELL | 7,200 |
| 635 | CHINA 1 | 1,200 |
| 633 - A | GREAT CLIPS | 1,280 |
| 633 | AVAILABLE | 3,440 |
| 631-A | HAPPY NAILS | 1,200 |
| 629 | PETSENSE | 5,680 |

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| AREA DEMOGRAPHICS (2025): | | | |
|---------------------------|----------|----------|----------|
| | 1-MILE | 3-MILE | 5-MILE |
| POPULATION | 2,361 | 32,623 | 67,148 |
| HOUSEHOLDS | 969 | 13,047 | 27,203 |
| AVG HH INCOME | \$49,682 | \$60,931 | \$72,616 |

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